

ZB# 85-22

Ronald & Joe Harsch

17-4-1

#85-22 Harsh, Ronald & Jane K.

Pulin.

5/13/85.

Public Hearing

June 10, 1985.

5/15/85. Notice to Sentinel ✓

Collect * 25.00 fee ✓
21.

Area
Variance
Granted - 6/10/85.

General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

6619

June 11 19 85

Received of

Ronald Harsch

\$ 25⁰⁰/₁₀₀

Twenty Five and 00/100 DOLLARS

For

Application Fee 85-19

DISTRIBUTION:

FUND	CODE	AMOUNT
Check #25.00		
#2150		

By

Pauline J. Towne

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

DECISION GRANTING
AREA VARIANCE

RONALD R. & JANE K. HARSCH

#85-22.

-----X

WHEREAS, RONALD R. & JANE K. HARSCH of 100 Pine Drive, New Windsor, New York, have made application before the Zoning Board of Appeals for an area variance for the purpose of:

Construction of addition to their residential dwelling.

WHEREAS, a public hearing was held on the 10th day of June, 1985 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicants appeared in behalf of themselves;

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicants own a small residential frame dwelling which is centered on their 100' x 97' lot.

3. There is no additional land available which applicants may purchase in order to seek relief.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

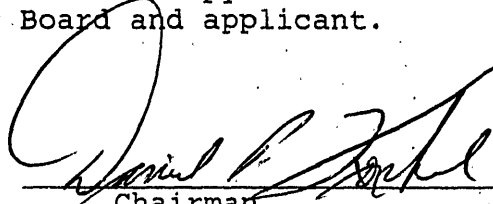
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANTS a 15 ft. frontyard variance as requested at the public hearing of 6/10/85 in accordance with plans submitted and dated 9/18/78.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: June 24, 1985.


Chairman

cc: Ronald & Jane Harsch

pat-

State of New York

County of Orange, ss:

Everett W. Smith, being duly sworn

disposes and says that he is

Publisher of the E.W. Smith

Publishing Company, Inc. publisher

of The Sentinel, a weekly newspaper

published and of general circulation

in the Town of New Windsor, and that

the notice of which the annexed is

a true copy was published ONCE

in said newspaper, commencing on

the 23rd day of May A.D., 1985

and ending on the 23rd day of May
A.D. 1985

Subscribed and shown to before me

this 24th day of Jan., 1986

Patricia Delio

Notary Public of the State of New York
County of Orange.

My commission expires 3/30/87

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.

**PUBLIC NOTICE OF HEARING
BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR**
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York will hold a Public Hearing
pursuant to Section 48-34A of the
Zoning Ordinance on the follow-
ing proposition:
Appeal No. 22
Request of Ronald R. & Jane
K. Harsch for a VARIANCE of
the regulations of the Zoning
Ordinance to permit construc-
tion of a residential addition
with insufficient front/side
yard being a VARIANCE of
Section 48-12 Table of Bulk
Regs. Cols. 6 & 7 for property
situated as follows:
100 Pine Drive, New Windsor,
N.Y. 12550, Section 17-Block 4
Lot 1
SAID HEARING will take place
on the 10th day of June, 1985, at
the New Windsor Town Hall, 555
Union Avenue, New Windsor,
N.Y. beginning at 7:30 o'clock
p.m.
Daniel P. Konkol
Chairman
By: Patricia Delio, Secretary

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

85-22

Date: 5/14/85

I. ✓ Applicant Information:

- (a) Ronald R. & Jane K. Harsch 100 Pine Dr. New Windsor, N.Y. 565-4854
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. ✓ Property Information:

- (a) R-4 100 Pine Dr. New Windsor 17-4-1 100' X 97'
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? none
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? Oct. '78
- (e) Has property been subdivided previously? no When? --
- (f) Has property been subject of variance or special permit previously? no When? --
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? no
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: n/a

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Col. 6 & 7.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd. <u>40'</u>	<u>25'</u>	<u>15'</u>
Reqd. Side Yd. <u>/</u>	<u>/</u>	<u>/</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Need to utilize current garage for living space and to add a new garage with additional bedroom above.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	<u>sq.ft.</u>	<u>sq.ft.</u>	<u>sq.ft.</u>

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The proposed addition to our home will be both architecturally and aesthetically correct. The siding and roof lines will be in keeping with the current structure. The finished project will enhance and improve appearance and value of our home, and retain the characteristic Cape Cod mode of the neighborhood.

IX. Attachments required:

- X Copy of letter of referral from Bldg./Zoning Inspector.
- X Copy of tax map showing adjacent properties.
- n/a Copy of contract of sale, lease or franchise agreement.
- X Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- n/a Copy(ies) of sign(s) with dimensions.
- X Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- X Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date May 15, 1985

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Jane K. Barsch
(Applicant)

Sworn to before me this

15th day of May, 1985.

Patricia Delio

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.

XI. ZBA Action:

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

June 11, 1985

1763

Mr. and Mrs. Ron Harsch
100 Pine Drive
New Windsor, N. Y. 12550

RE: APPLICATION FOR VARIANCE - #85-22
ZONING BOARD OF APPEALS

Dear Ron and Jane:

This is to confirm that a public hearing was held regarding the above-entitled application before the Zoning Board of Appeals. The Board voted to grant your request for an area variance at the June 10, 1985 meeting.

Formal decision will be drafted at a later date and acted upon by the Board. You will be receiving a copy by return mail.

Best regards,

Very truly yours,

PATRICIA DELIO
Secretary to Zoning Bd. of Appeals

/pd

cc: Town Building Inspector
Planning Board

**RETAKE
OF
PREVIOUS
DOCUMENT**



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

June 11, 1985

1763

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100 Pine Drive
New Windsor, N. Y. 12550

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Formal decision will be drafted at a later date and acted upon by the Board. You will be receiving a copy by return mail.

Best regards.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Delio".

PATRICIA DELIO
Secretary to Zoning Bd. of Appeals

/pd

cc: Town Building Inspector
Planning Board

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING OFFICE

FROM: ZONING BOARD OF APPEALS

RE: PUBLIC HEARINGS BEFORE THE ZBA - June 10, 1985

DATE: May 31, 1985

Please be advised that the following public hearing(s) will be heard before the Zoning Board of Appeals on the above date:

HECHT, EUGENE - Special Permit (paint shop)

HARSH, JANE & RON - Sideyard variance (addition)

RHOADES, ALBERT & GRETA - One-family to two-family
conversion

I have attached hereto copies of the pertinent applications together with public hearing notices which were published in The Sentinel.

Patricia Delio, Secretary
Zoning Board of Appeals

/pd

Attachments



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

52 on list

May 16, 1985

Mr. & Mrs. Ron Harsch
100 Pine Drive
New Windsor, N.Y.

RE: 17-4-1

Dear Mr. & Mrs. Harsch:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$80.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script, reading 'Christian E. Jahrling'.

CHRISTIAN E. JAHRLING IAO
SOLE ASSESSOR
Town of New Windsor



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

certified # P-470-134 -

Quackenbush Blanche & Clifford F
117 Quassaick Ave
New Windsor NY 12550 -705

Mansfield David A & Barbara L
108 Chestnut Drive
New Windsor NY 12550 -706

Ryan Arlene M
110 Chestnut Drive
New Windsor NY 12550 -707

Worrad Lewis Sr & Faith G
112 Chestnut Drive
New Windsor NY 12550 -708

Catanzaro Joseph A & Nancy J
114 Chestnut Drive
New Windsor NY 12550 -709

Smith Robert J & Rita V
116 Chestnut Drive
New Windsor NY 12550 -710

Masterson George V & Hazel M
103 Pine Drive
New Windsor NY 12550 -711

Vanasco Terry John & Margaret May
127 Quassaick Ave
New Windsor NY 12550 -712

Hotaling William C & Christine C
125 Quassaick Ave
New Windsor NY 12550 -713

Sarska John & Marie
123 Quassaick Ave -714
New Windsor NY 12550

Nelson Clarence E & Anne M
121 Quassaick Ave
New Windsor NY 12550 -715

White Anita C
119 Quassaick Ave
New Windsor NY 12550 -716

Taylor Marjorie G
107 Holly Drive
New Windsor NY 12550 -717

Maxfield Jack R & Jana
103 Holly Drive
New Windsor NY 12550 -718

Schnitzler John J & Madge D
101 Holly Drive
New Windsor NY 12550 -719

Flemming Mary G
121 Chestnut Drive
New Windsor NY 12550 -720

Hornsberger Elizabeth
117 Chestnut Drive
New Windsor NY 12550 -721

Zeger Morris & Regina
115 Chestnut Drive
New Windsor NY 12550 -722

Arra Carl & Katherine G
106 Laurel Drive
New Windsor NY 12550 -723

Walsh John P & Clio F
108 Laurel Drive
New Windsor NY 12550 -724



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Harris David J & Wilma A
110 Laurel Drive
New Windsor NY 12550 -725

Daiutolo Adelaide R & Josephine
& John H
102 Holly Drive
New Windsor NY 12550 -726

Bontempo Anthony C & Elizabeth W
104 Holly Drive
New Windsor NY 12550 -727

Youngblood May V
106 Holly Drive
New Windsor NY 12550 -728

Lentovich Alan C
Plains Road
Wallkill NY 12589 -729

Lanzoni Gregory S & Glazeroff
Beth
111 Pine Drive
New Windsor NY 12550 -730

Kilroy Martin P & Ruth
109 Pine Drive
New Windsor NY 12550 -731

Nelson Jr Robert C & Winifred C
107 Pine Drive
New Windsor NY 12550 -732

Callahan Eileen
105 Pine Drive
New Windsor NY 12550 -733

Devereaux Lucille
123 Chestnut Drive
New Windsor NY 12550 -734

Di Eduardo Nano & Wendy S
102 Pine Drive
New Windsor NY 12550 -735

Di Cesari Frank A & Margaret R
104 Pine Drive
New Windsor NY 12550 -736

Gibbons John K & Marion C
108 Pine Drive
New Windsor NY 12550 -737

Orsino Dominick & Barbara
110 Pine Drive
New Windsor NY 12550 -738

Millspaugh Margaret E & Wentworth C
112 Pine Drive
New Windsor NY 12550 -739

Connolly Dennis P & Marie
114 Pine Drive
New Windsor NY 12550 -740

Herbison Elizabeth C, Miller Frances
& Burkey Rosa
145 Quassaick Ave
New Windsor NY 12550 -741

Herbison Matthew R & Elizabeth C
145 Quassaick Ave
New Windsor NY 12550 -742

Miller Frederick A & Frances V
143 Quassaick Ave
New Windsor NY 12550 -743

Dowd Thomas G & Mildred C
135 Quassaick Ave
New Windsor NY 12550 -744



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Eggler Walter J & Helen H
133 Quassaick Ave
New Windsor NY 12550 -745

Fogerty Patrick W & Penelope
131 Quassaick Ave
New Windsor NY 12550 -746

Connelly Ind Management Corp
178 Grand Street
Newburgh NY 12550 -747

Holt Richard & Vera
130 Quassaick Ave
New Windsor NY 12550 -748

Toback Eileen
2 Oakridge Drive
New Windsor NY 12550 -749

Green James R
1 Oakridge Drive
New Windsor NY 12550 -750

Basch Harry W & Shiley K
3 Oakridge Drive
New Windsor NY 12550 -751

Koury Walter & Jeanne M
1 Lucas Drive
New Windsor NY 12550 -752

Stortecky Mark J & Helen L
3 Lucas Drive
New Windsor NY 12550 -753

Lease Dominick Francis & Stella Agnes
5 Lucas Drive
New Windsor NY 12550 -754

Markuson Harvey J & Mildred W
136 Quassaick Ave
New Windsor NY 12550 -755

Halbert Sidney & Shirley
140 Quassaick Ave
New Windsor NY 12550 -756

Kieva George W & Phyllis R
142 Quassaick Ave
New Windsor NY 12550 -757

Eldridge John W
146 Quassaick Ave
New Windsor NY 12550 -758

Deyo James
4 Lucas Drive
New Windsor NY 12550 -759

Town of New Windsor
555 Union Ave
New Windsor NY 12550 -760

Kranz Elmer G & Florence C
106 Pine Drive
New Windsor NY 12550 -761

May 27, 1985

Dear Neighbor,

This is simply to NOTIFY you of our Public Hearing date to obtain a zoning varaiance to build an attached garage onto our home. (Town law requires we notify homeowners within 500' of our property.) You need not attend the meeting.

If you have any questions concerning our proposed addition please feel free to contact us at 565-4854.

Ron & Jane Harsch

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 22

Request of Ronald R. & Jane K. Harsch

for a VARIANCE ~~SPECIAL PERMIT~~ of the regulations of the Zoning Ordinance to permit construction of a residential addition with insufficient front/side yard.

being a VARIANCE ~~SPECIAL PERMIT~~ of Section 46-12 - Table of Bulk Regs. - Cols.6-7 for property situated as follows:

100 Pine Drive New Windsor, N.Y. 12550

Section 17- Block 4- Lot 1

SAID HEARING will take place on the 10th day of June 1985, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock P. M.

Daniel P. Konkol
Chairman

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
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the regulations of the Zoning Ordinance to
permit construction of a residential addition with
insufficient front/side yard.

being a VARIANCE ~~SPECIAL PERMIT~~ of
Section 48-12 - Table of Bulk Regs. - Cols.6&7

for property situated as follows:

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SAID HEARING will take place on the 10th day of
June, 1985, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

Daniel P. Konkol
Chairman

Prelim. meeting.
May 13th - 7:30
Subject to
Call *

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date April 23, 1985

To Ronald R. & Jane K. Harsch #565-4854
100 Pine Drive
New Windsor, N.Y. 12550

PLEASE TAKE NOTICE that your application dated April 23, 1985

for permit to construct a 15 x 32 addition

at the premises located at 100 Pine Drive

Tax Map Section 17 Block 4 Lot 1

is returned herewith and disapproved on the following grounds:

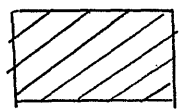
R-4 Zone - Proposed addition encroaches on required
Front yard. Project will require a 15' front yard
variance to proceed


Building Inspector

60.0

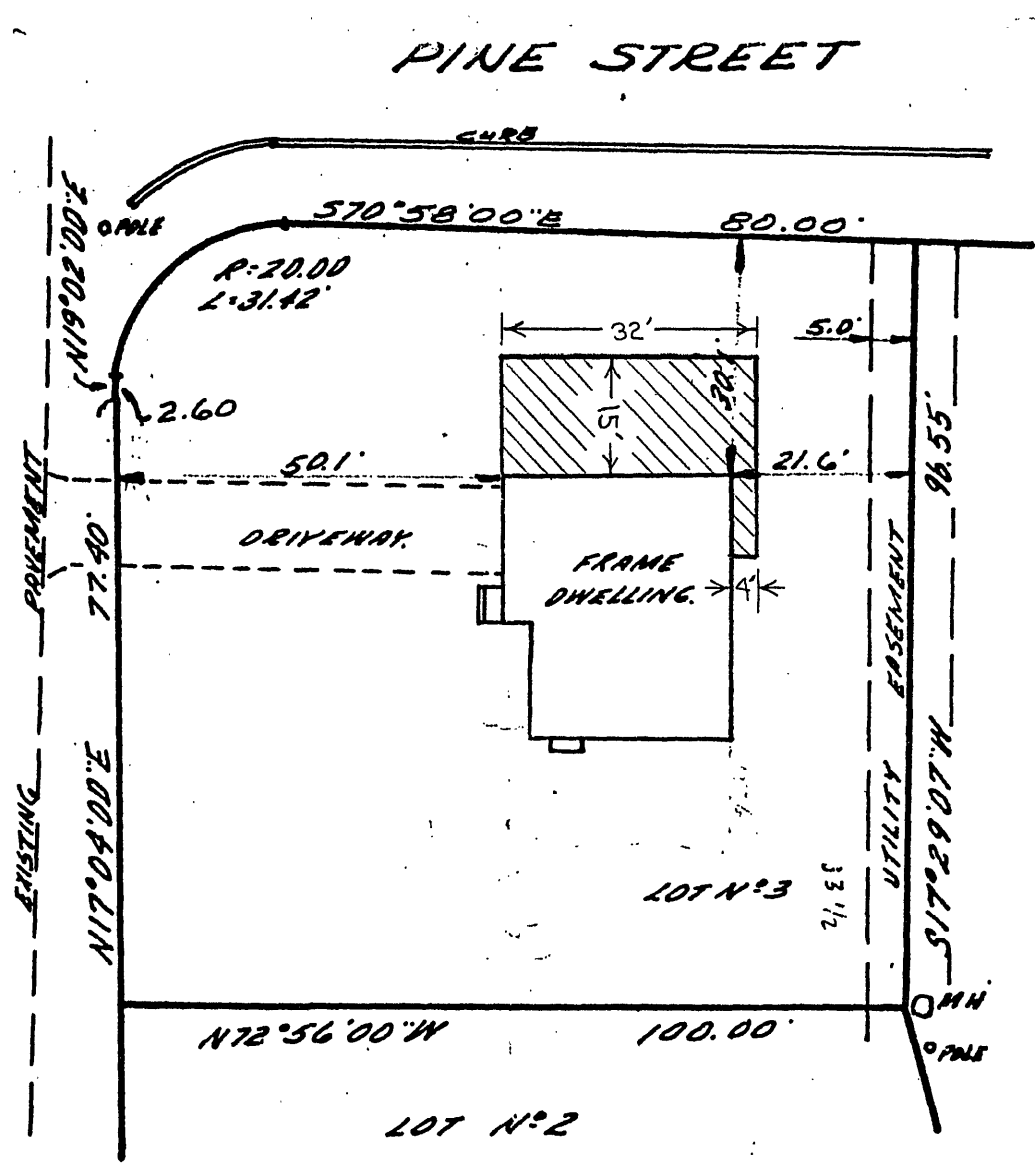
100.00
80.00
80.00
80.00
712.5
760.0
652.5

25
175
10
875
20
1750



- PORTION
BEING
ADDED

QUASSICK AVENUE



MAP N: 1190

SURVEY MAP FOR

RONALD R. HARSCHE
JANE K. ELKOW



5605-4854

VALD R. HARSCHE
JANE K. ELKOW
TAGG TITLE INSURANCE COMPANY
BURGH SAVINGS BANK
TIFIED TRUE AND CORRECT

SCALE: 1"=30'		APPROVED BY:
DATE: 9/18/78		
TOWN OF NEW WINDSOR		

